

19VARIANCE1045

McDeane Rd Apartments



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Lacey Gabbard, AICP, Planner I
June 17, 2019**

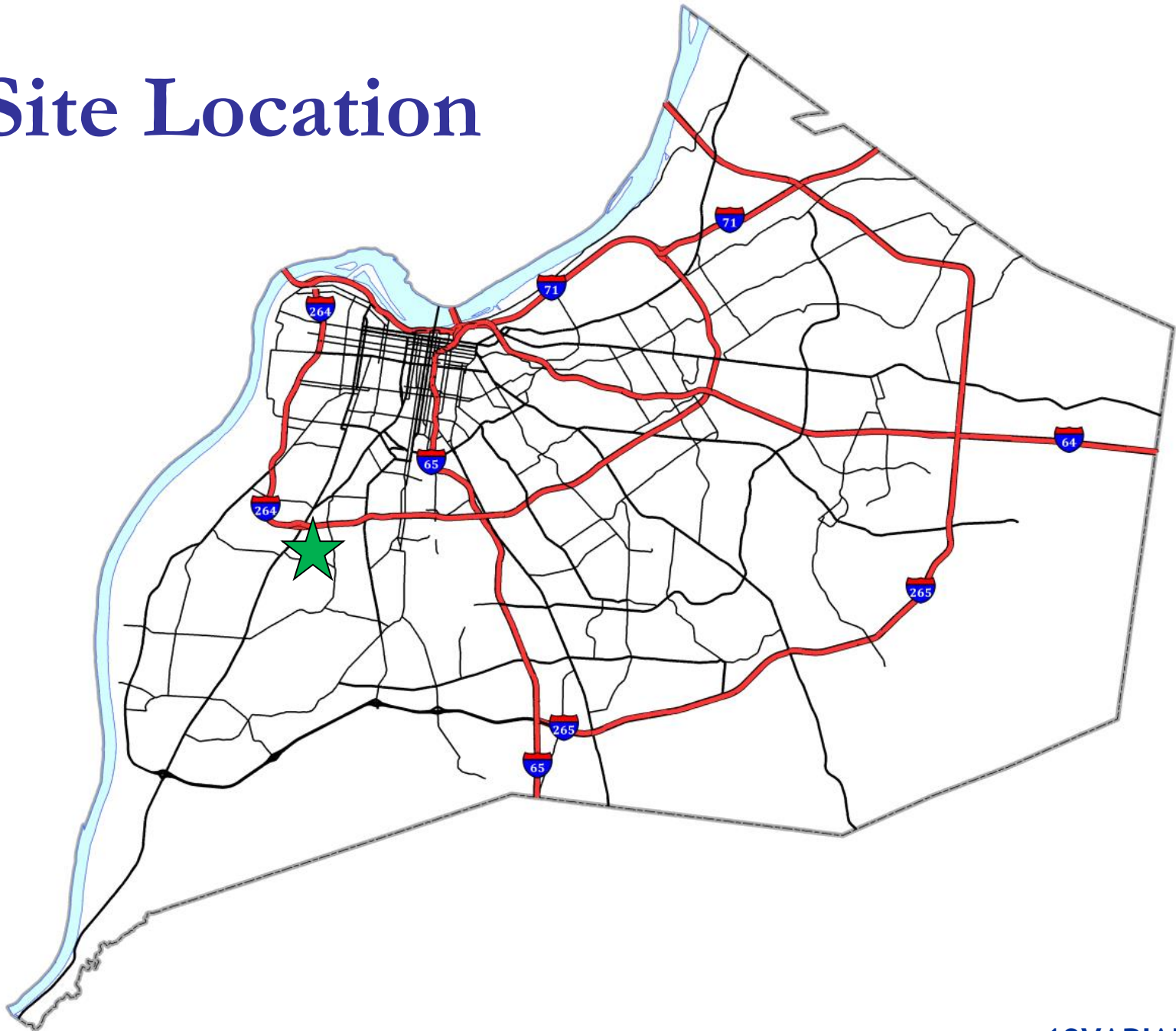
Request

- **Variance:** from Land Development Code section 4.8.5 to allow a proposed drive lane and a portion of Building 5 to encroach into the 25 foot Wetland Buffer

Case Summary / Background

- The subject property is located east of Dixie Hwy, on the east side of the Illinois Central Railroad, at the Terminus of Brick Kiln Lane.
- The subject site is currently undeveloped.
- The applicant proposes to construct 198 apartments and 5 single-family lots on approximately 31 acres in the R-5A zoning district and the Neighborhood form district.

Site Location



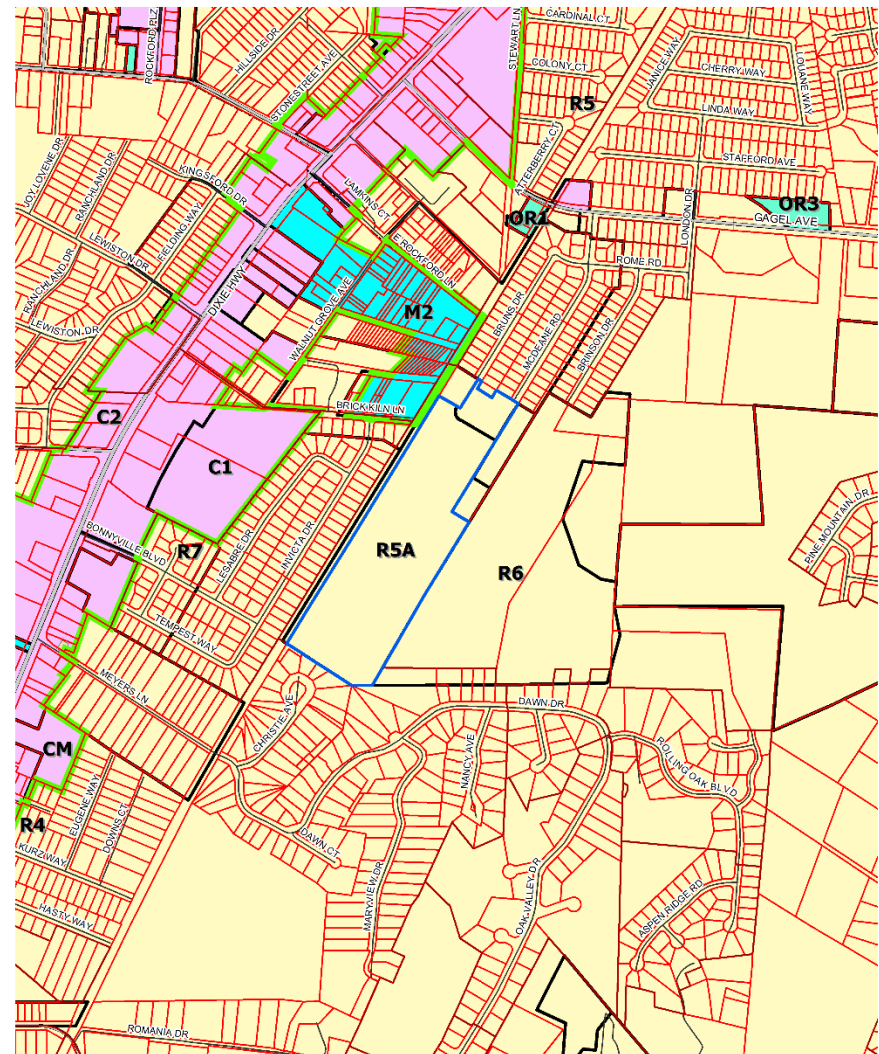
Zoning/Form Districts

Subject Property:

- Existing: R-5A/
Neighborhood

Adjacent Properties:

- North: R-5 and R-7
/Neighborhood
- South: R-4/Neighborhood
- East: R-6/Neighborhood
- West: R-4/Neighborhood



5618 McDEANE ROAD
feet

800
Map Created: 6/6/2019



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19 SUB
19 DEV

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- APPROVE/DENY the Variance from Land Development Code section 4.8.5 to allow a proposed drive lane and a portion of Building 5 to encroach into the 25 foot Wetland Buffer